



NEWS RELEASE

May 10, 2004

Contact: Lisa Randlette, 360-902-1085

No. 04-042

Public Hearing on Potential Relocation of Bremerton Harbor Area
Meeting Thursday, May 13th at 6:00 p.m. in Bremerton

OLYMPIA – The Washington State Department of Natural Resources (DNR) is considering a relocation of the harbor lines in front of the City of Bremerton. The Port of Bremerton has requested that DNR enlarge the Bremerton Harbor Area to accommodate marina expansion near the Washington State Ferry Terminal.

The meeting will be held at the Kitsap Transit Gateway Conference Center, 2526 6th Street in Bremerton. Comments will be welcomed at the meeting or can be submitted in writing to DNR through Friday, May 28, 2004. Comments may be e-mailed to: lisa.randlette@wadnr.gov, or sent to Lisa Randlette, Washington State DNR, P.O. Box 47027, Olympia, WA 98504.

All comments will be considered, and DNR will forward its recommendations for any Bremerton Harbor Area changes to the state Harbor Line Commission for their consideration and action.

For more information about harbor areas or the DNR Aquatics program, visit www.dnr.wa.gov.

DNR's manages state aquatic lands

DNR manages more than 5.4 million acres of state lands. These state-owned trust lands include forest, agricultural, range and urban lands for long-term income production for specific purposes, and ecological and other benefits for the general public.

As trustee and steward of the 2.4 million acres of State Aquatic Lands, DNR manages the lands under the marine and fresh waters, and beaches for the people of Washington in perpetuity – that is forever. These mostly-submerged lands offer protection for aquatic habitat, navigation, commerce, and public use and access. Aquatic lands include about 1,300 miles of tidelands, 6,700 acres of harbor areas, and all submerged marine lands below extreme low tide comprising 2,000 square miles of beds of navigable waters, as well as freshwater shorelands and bedlands.

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BREMERTON HARBOR AREA

FACT SHEET FOR PUBLIC HEARING

The Washington State Department of Natural Resources (DNR) is considering a relocation of the harbor lines in front of the City of Bremerton. The Port of Bremerton has requested that DNR enlarge the Bremerton Harbor Area to accommodate a marina expansion in the vicinity of the Washington State Ferry Terminal.

The DNR will hold a formal public hearing on **Thursday, May 13th, 2004, 6:00 PM** at the Kitsap Transit Gateway Conference Center, 2525 6th Street, Bremerton. Your comments regarding harbor area issues will be welcomed either at the hearing or by letter or e-mail. Please submit written **comments by Friday, May 28, 2004.**

The DNR will forward its recommendations for any changes to the state Harbor Line Commission for their consideration and action.

What is a Harbor Area?

Harbor areas are defined as the area between the inner and outer harbor lines. Harbor areas are established by the state Harbor Line Commission on state-owned aquatic lands in front of cities and up to one mile past city limits. Harbor lines were originally established in front of the City of Bremerton in 1911.

What is the purpose of Harbor Areas?

Harbor areas are reserved for landings, wharves, docks, streets, and other conveniences of navigation and commerce. The state is prohibited from granting any rights in waters beyond the outer harbor line that may have a significant adverse impact on navigation and commerce. Public waterways may be established in harbor areas to protect navigation.

How are Harbor Areas administered?

Harbor Areas are owned by the state and managed by the DNR, Division of Aquatic Resources. Water-dependent uses, which cannot logically exist in any location but on the water, have the highest priority for leasing harbor areas. Water-oriented commercial uses and public access facility may also be permitted. New residential uses are generally not allowed. The maximum lease period is 30 years.

How are Harbor Areas changed?

Harbor line changes or relocations may be approved by the Board of Natural Resources, serving as the state Harbor Line Commission, upon recommendation by DNR. The DNR holds a public hearing before making a recommendation to the Harbor Line Commission.

The DNR last evaluated the Bremerton Harbor Area in 1988. At that time, the outer harbor line was relocation waterward along the central waterfront to accommodate expansion of the state ferry terminal and to accommodate additional marina moorage. Prior to 1988, the DNR had made minor adjustments to platted waterways to create additional developable harbor area.

What is being proposed?

The Port of Bremerton has requested that the Harbor Line Commission enlarge the Bremerton Harbor Area, along the shoreline between the Washington State Ferry Terminal and the USS Turner Joy, to accommodate an expanded marina and associated floating breakwater. The Port is asking that the outer harbor line be relocated up to four hundred feet waterward for a distance of 1,800 feet.

What are the issues?

The requested change would add roughly six acres of harbor area. The DNR will need to evaluate whether sufficient area would be maintained outside of the harbor area in the entrance to Port Washington Narrows for vessel traffic. The DNR will also need to evaluate whether the requested change is consistent with all known local, state, and federal plans or development guidelines, and that treaty rights would not be adversely affected.

How can I get more information?

To get more information on Harbor Areas or to provide written comment on the Bremerton Harbor Area Harbor Line, please contact:

Lisa M. Randlette
Washington Department of Natural Resources
P.O. Box 47027
Olympia, WA 98504-7027
Telephone: (360) 902-1085
lisa.randlette@wadnr.gov

HARBOR AREA LAW AND GUIDANCE
April 29, 2004 Handout / Bremerton Harbor Area Informational Meeting

RCW 79.92. Harbor Areas

RCW 79.92.010

Harbor lines and areas to be established.

It shall be the duty of the board of natural resources acting as the harbor line commission to locate and establish harbor lines and determine harbor areas, as required by section 1 of Article XV of the state Constitution, where such harbor lines and harbor areas have not heretofore been located and established.

RCW 79.92.020

Relocation of harbor lines by the harbor line commission.

Whenever it appears that the inner harbor line of any harbor area heretofore determined has been so established as to overlap or fall inside the government meander line, or for any other good cause, the board of natural resources acting as the harbor line commission is empowered to relocate and reestablish said inner harbor line so erroneously established, outside of the meander line. All tidelands or shorelands within said inner harbor line so reestablished and relocated, shall belong to the state and may be sold or leased as other tidelands or shorelands of the first class in accordance with the provisions of RCW 79.94.150: PROVIDED, That in all other cases, authority to relocate the inner harbor line or outer harbor line, or both, shall first be obtained from the legislature.

RCW 79.92.030

Relocation of harbor lines authorized by legislature.

The commission on harbor line is hereby authorized to change, relocate, or reestablish harbor lines in ...Port Washington Narrows and Sinclair Inlet in front of the city of Bremerton, Kitsap county; and within one mile of the limits of such city.

- WAC 332-30-109 Harbor areas.** (1) Harbor areas shall be reserved for landings, wharves, streets and other conveniences of navigation and commerce.
- (2) Water dependent commerce shall be given preference over other uses of harbor areas.
- (3) Every consideration shall be given to meeting the expanding need for navigation and water dependent commerce in existing harbor areas.
- (4) Several industries using the same harbor area facility shall be given preference over single industry use.
- (5) Shallow draft uses, such as barge terminals and marinas, shall be preferred over deep draft uses, in areas requiring extensive maintenance dredging.
- (6) Harbor lines may be adjusted, when authorized by the legislature, to provide reasonable opportunity to meet the present and future needs of commerce and navigation.

- (7) In harbor areas where no current constitutional use (navigation and commerce) is called for or practical and other uses are in demand, interim uses may be authorized by the board of natural resources if in the public interest.
- (8) The department will, where in the public interest, promote the conversion of existing nonconforming uses to conforming uses by assisting if possible, such users in resiting their operations and by withdrawing renewal option on affected state harbor area leases.
- (9) The department will promote full development of all existing suitable harbor areas for use by water dependent commerce.
- (10) Abandoned structures determined to be unsightly or unsafe by the department shall be removed from harbor areas by the owner of the structures upon demand by the department or by the department in which case the owner will be assessed the costs of such removal.
- (11) Floating houses are not permitted in harbor areas.
- (12) Resource management cost account portion of the revenue from leasing of harbor areas shall be used to reduce the general tax burden and for aquatic land management programs that are of benefit to the public.
- (13) Harbor areas will be managed to produce revenue for the public unless withdrawn as a public place.
- (14) Harbor area lease renewal applications must be returned to the department within sixty days of expiration of prior lease term. If not timely returned, the harbor area involved will be put up for public auction.
- (15) The department will encourage local government, state and federal agencies to cooperate in planning for the following statewide harbor management needs:
 - (a) Reserve adequate and appropriate space within the jurisdiction to serve foreseeable navigation and commerce development needs.
 - (b) Coordinate plans for aquatic lands and upland development so that areas reserved for navigation and commerce will be usable in the future.
 - (c) Identify areas where interim uses may be allowed.
 - (d) Identify needed changes in harbor lines.
 - (e) Minimize the environmental impacts of navigation and commerce development.
 - (f) Prevent existing and future interim uses in harbor areas from lowering the suitability of harbor areas for navigation and commerce development.

WAC 332-30-115 Harbor area use classes. These classes are based on the degree to which the use conforms to the intent of the constitution that designated harbor areas be reserved for landings, wharves, streets and other conveniences of navigation and commerce.

- (1) **Water-dependent commerce.** Water-dependent commerce are all uses that cannot logically exist in any other location but on the water and are aids to navigation and commerce. These are preferred harbor area uses. Leases may be granted up to the maximum period allowed by the Constitution and may be renewed. Typical uses are:
 - (a) Public or private vessel terminal and transfer facilities which handle general commerce including the cargo handling facilities necessary for water oriented uses.
 - (b) Public and private terminal facilities for passenger vessels.
 - (c) Watercraft construction, repair, maintenance, servicing and dismantling.
 - (d) Marinas and mooring areas.

- (e) Tug and barge companies facilities.
- (f) Log booming.

(2) **Water-oriented commerce.** Water oriented commerce are commercial uses which historically have been dependent on waterfront locations, but with existing technology could be located away from the waterfront. Existing water-oriented uses may be asked to yield to water dependent commercial uses when the lease expires. New water-oriented commercial uses will be considered as interim uses. Typical uses are:

- (a) Wood products manufacturing.
- (b) Watercraft sales.
- (c) Fish processing.
- (d) Sand and gravel companies.
- (e) Petroleum handling and processing plants.
- (f) Log storage.

(3) **Public access.** Facilities for public access are lower priority uses which do not make an important contribution to navigation and commerce for which harbor areas are reserved, but which can be permitted providing that the harbor area involved is not needed, or is not suitable for water-dependent commerce. Leases may be issued for periods up to thirty years with possible renewals. Typical uses are:

- (a) Public fishing piers.
- (b) Public waterfront parks.
- (c) Public use beaches.
- (d) Aquariums available to the public.
- (e) Underwater parks and reefs.
- (f) Public viewing areas and walkways.

(4) **Residential use.** Residential uses do not require harbor area locations and are frequently incompatible with water-dependent commerce. New residential uses will not be permitted to locate in harbor areas, except that vessels used as a residence will be permitted wherever other vessels are permitted if the residential uses are otherwise allowed by WAC 332-30-171 and meet all applicable laws and lease requirements. This restriction on new leases differentiates residential uses from interim uses. Existing residential uses may be asked to yield to other uses when the lease expires. Proposed renewals of residential leases will require the same analysis as specified for interim uses.

(5) **Interim uses.** Interim uses are all uses other than water-dependent commerce, existing water-oriented commerce, public access facilities, and residential uses. Interim uses do not require waterfront locations in order to properly function. Leases may only be issued and reissued for interim uses in exceptional circumstances and when compatible with water dependent commerce existing in or planned for the area. See WAC 332-30-137 Nonwater-dependent uses for evaluation standards.

(6) **Areas withdrawn** are harbor areas which are so located as to be currently unusable. These areas are temporarily withdrawn pending future demand for constitutional uses. No leases are issued.

WAC 332-30-116 Harbor line relocation.

Harbor areas are established to meet the needs of navigation and commerce. Harbor line relocations must be consistent with this purpose.

(1) Harbor line relocations should:

- (a) Maintain or enhance the type and amount of harbor area needed to meet long-term needs of water dependent commerce; and
- (b) Maintain adequate space for navigation beyond the outer harbor line.

(2) When in agreement with the above guidelines, consideration of harbor line relocations should include:

- (a) Plans and development guidelines of public ports, counties, cities, and other local, state, and federal agencies;
- (b) Economic and environmental impacts;
- (c) Public access to the waterfront;
- (d) Indian treaty rights;
- (e) Cumulative impacts of similar relocations on water dependent commerce: and
- (f) The precedent setting effect on other harbor areas.

(3) **Procedure.**

(a) Upon receipt of a completed harbor line relocation proposal form and SEPA checklist (if necessary), department of natural resources staff shall arrange for a public hearing.

(b) Notice of the hearing shall be mailed at least thirty days in advance to the concerned city, county, port district, interest groups, adjacent tide, shore or upland owners and others who indicate interest; and shall be published at least twenty days in advance in a local newspaper of general circulation.

(c) The hearing, conducted by a hearings officer, shall be held in the county in which the relocation is proposed. Department staff shall present the proposal and preliminary recommendations. The hearing shall be recorded.

(d) Comments may be submitted at the hearing or mailed to the department. Written comments must be postmarked no later than fourteen days after the hearing.

(e) Department of natural resources staff will finalize SEPA compliance (if necessary) and prepare a final report of recommendation to the harbor line commission.

(f) No later than sixty days after the date of the public hearing, the harbor line commission shall consider the staff report and public comments, then approve, modify or deny the relocation. A copy of the commission's resolution shall be sent within ten days to the proponent, the city, county, port district and other parties who have requested it.

- Agenda -
Bremerton Harbor Area Public Hearing
Thursday, May 13, 2004 / 6:00 PM - 8:00 PM
2525 6th Street
Gateway Transit Conference Center, Bremerton

Introductions (*Lisa Randlette, Department of Natural Resources*)

Purpose of Hearing (*Lisa*)

- Present DNR's preferred alternative to change Bremerton Harbor Area.
- Solicit formal public comments on the preferred alternative.

Bremerton Harbor Area (*Lisa*)

- Process and Criteria to Review Harbor Areas (handout)
- Current conditions - review map of harbor lines, existing structures and uses
- Previous Harbor Area evaluations and changes
- Current leasing activity
- Port of Bremerton request to change Harbor Area

Public Comments on Proposed Harbor Line Changes (*all*)

Proposed Date for State Harbor Line Commission Meeting

The DNR will present recommendations for Harbor Area changes for Commission consideration and action

Tuesday, July 6, 2004 / 6:00 PM (Natural Resources Bldg., Olympia)

Adjourn

Department of Natural Resources contacts:

Lisa M. Randlette (360) 902-1085 - Olympia

Courtney Wasson (360) 825-1631

Handouts

DNR Staff Report

Site Map of Bremerton Harbor Area

Environmental Determination and Checklist

Law and Guidance for Harbor Line Relocations (blue)

Bremerton Harbor Area Fact Sheet (green)

MITIGATED DETERMINATION OF NONSIGNIFICANCE

RELOCATING BREMERTON HARBOR LINES

Description of proposal: Relocate the Outer Harbor Line of the Bremerton Harbor Area up to four hundred feet waterward for a distance of 1,800 feet. The harbor line change is being made at the request of the Port of Bremerton, to accommodate a proposed expansion of a marina and place a new floating breakwater.

Description of mitigation: This nonproject action will provide additional Harbor Area for new use authorizations to ensure adequate area in deeper water away from nearshore habitat.

Proponent: Port of Bremerton.

Location of proposal, including street address, if any: on the westerly side of Sinclair Inlet at Point Turner, in front the City of Bremerton, Kitsap County, and east of 2nd Street (Section 13, Township 24 North, Range 1 East).

Lead agency: Washington State Department of Natural Resources

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ **There is no comment period for this Mitigated DNS.**

☒ **This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 22 days from Thursday, May 6, 2004. Comments must be submitted by Friday, May 28, 2004.**

Responsible official Loren Stern

Position/title Manager, Aquatic Resources Division **Phone** (360) 902-1100

Address c/o Bremerton Harbor Area Review, P.O. Box 47027, Olympia, WA 98504-7027

Date _____

Signature

There is no agency SEPA appeal.

11/09/00

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring the preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the question from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe the your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or to provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Bremerton Harbor Area review for the purpose of relocating the Outer Harbor up to four hundred feet waterward for a distance of 1,800 feet. The harbor line change will accommodate a proposed expansion of the Port of Bremerton's marina and placement of a new floating breakwater.

2. Name of applicant:

Port of Bremerton

3. Address and phone number of applicant and contact person:

Port of Bremerton

8850 Southwest State Highway 3

Port Orchard, Washington 98367

ATTN: Ken Attebery

Telephone: (360) 674-2381

4. Date checklist prepared:

May 4, 2004

5. Agency requesting checklist:

Washington State Department of Natural Resources

6. Proposed timing or schedule (including phasing, if applicable):

Public Hearing for testimony on proposal - Thursday, May 13, 2004

Harbor Line Commission Hearing and deliberation - July 6, 2004

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
If yes, explain.

This nonproject action will enable the Port of Bremerton to expand a marina and install a 1,250-foot floating breakwater. New development will be configured to minimize nearshore impacts and reduce or eliminate the need for dredging.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- **Application and Environmental Checklist Submitted by Port of Bremerton for Relocation of Harbor Lines, Downtown Bremerton / December 18, 2003** The application and checklist request that the Outer Harbor Line be relocated waterward to accommodate expansion on an existing 41-slip marina to provide moorage for up to 364 slips; and install a floating breakwater.
- **Supplement to SEPA Checklist for Navigation and Navigation Safety / April 2, 2004** The supplement addresses vessel traffic considerations and provides records of historical accidents in the general area of Sinclair Inlet and Port Washington Narrows.
- **Biological Assessment / Port of Bremerton Marina Breakwater and Moorage Project / Bremerton, Washington / September 30, 2003** The assessment provides project-specific information, describes those candidate and listed species that are present and existing environmental conditions, describes direct and indirect construction impacts and proposed conservation and best management practices for water quality. This document will be used in the preparation of an Environmental Assessment and/or environmental impact statement under National Environmental Policy Act (NEPA) for future project action.

Copies of these documents are located with the Bremerton Harbor Area Review file. Contact (360) 902-1085 for more information.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The Port of Bremerton is seeking to place slips, moorage and a floating breakwater up to four hundred feet waterward of the current Outer Harbor Line.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Washington State Board of Natural Resources, convening as the Harbor Line Commission, evaluated and approves changes to Harbor Areas.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agency may modify this form to include additional specific information on project description.)

The Department of Natural Resources (DNR) is proposing relocating 1,800 linear feet of Outer Harbor Line, up to four hundred feet waterward, along the central waterfront of the City of

Bremerton. This nonproject action would accommodate area for additional slips, moorage, and floating breakwater. Future development is not part of this proposal and would necessarily conduct its own phased, site-specific SEPA review.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographical map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any applications related to this checklist.

The Bremerton Harbor Area extends over four miles, along the westerly side of Port Washington Narrows and Sinclair Inlet and West Bremerton, Kitsap County. (Section 13, Township 24 North, Range 1 East.)

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):

The Bremerton Harbor Area is platted state-owned aquatic lands located on the westerly side of Port Washington Narrows and Sinclair Inlet. The Narrows and Inlet are tidally influenced, subject to diurnal fluctuations and strong currents. The bathymetry extends from intertidal elevation to roughly -60 MLLW.

- b. What is the steepest slope on the site (approximate percent slope)?

25 percent slope of subtidal state-owned aquatic lands.

- c. What general types of soils (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Marine subtidal sediments consisting of course sand with some mud and silt, gravel, and cobbles.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No known evidence of unstable soils.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Requested changes to the Bremerton Harbor Area configuration will not directly result in additional filling or grading. Waterward expansion of the Harbor Area will provide additional developable area in deeper water and reduce the need to dredge the shallow near shore for vessel moorage purposes.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Some disturbance of bottom materials typically occurs as part of vessel moorage and from prop wash while vessels transit. Erosion should be minimized by placing future moorage waterward, in deeper waters.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Piers, docks, floats, and boats occupy a portion of the water surface of the Bremerton Harbor Area. This nonproject action will not increase the amount of surface area occupied by structures.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No measures are anticipated for this nonproject action. The Port of Bremerton will have more options to configure their proposed marina expansion and associated floating breakwater.

2. Air

- a. What types of emissions to the air would result from this proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None anticipated. This nonproject action may allow some additional air pollutants to be generated by gasoline and diesel-powered vessels accessing the Port of Bremerton's proposed marina slips.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None anticipated.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Port Washington Narrows and Sinclair Inlet are marine waters.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

This nonproject action will not result in any filling or dredging within the current or expanded Harbor Area.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100 year floodplain? If so, note location on the site plan.

The entire Bremerton Harbor Area occupies marine waters at sea level.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This nonproject action will not increase runoff from impervious surfacing (docks, floats, boats) directly into Sinclair Inlet. This nonproject action will not increase waste materials generated by boating activity (such as petroleum-based fuels, lubricants, and litter).

- b. Ground:

- 1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number such systems, the number of houses to be served (if applicable), or the number animals or humans the system(s) are expected to serve.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe.

one anticipated.

2) Could waste material enter ground or surface waters? If so, generally describe.

None anticipated.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None anticipated.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No impacts anticipated from nonproject action. Future project actions may alter or remove vegetation.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None anticipated.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, upland meadow and water edge species

mammals: small upland meadow and riparian species

fish: salmon, trout, shellfish.

b. List any threatened or endangered species known to be on or near the site.

Chinook Salmon, Bull Trout, Bald Eagle, Marbled Murrelet, and possibly steelhead and summer chum.

c. Is the site part of a migration route? If so, explain.

Salmon migrate through Sinclair Inlet and Port Washington Narrows in spring and fall.

Within the migratory flyway for Puget Sound.

- d. Proposed measures to preserve or enhance wildlife, if any:

The Department of Fish and Wildlife limits the times of year for in-water construction to protect fish life.

6. Energy and Natural Resources

- a. What kinds of energy (electrical, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable for this nonproject action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None anticipated.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

None anticipated.

- 1) Describe any emergency services that might be required.

None anticipated.

- 2) Propose measures to reduce or control environmental health hazards, if any:

None anticipated.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable for this nonproject action.

- 2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable for this nonproject action.

- 3) Proposed measures to reduce or control noise impacts, if any:

None anticipated.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The current site includes a 41-slip marina with associated floats. The vicinity includes the Washington State Ferry Terminal with docking facilities for two vessels, and the Puget Sound Naval Shipyard.

- b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The current site includes a 41-slip marina with associated floats.

d. Will any structures be demolished? if so, what?

No.

e. What is the current zoning classification of the site?

Downtown Waterfront.

f. What is the current comprehensive plan designation of the site?

Downtown Business Core.

g. If applicable, what is the current shoreline master program designation of the site?

Downtown Waterfront.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not applicable.

i. Approximately how many people would reside or work in the completed project?

Not applicable.

j. Approximately how many people would the completed project displace?

Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable. The DNR will contact the Suquamish Tribe on a government-to-government basis to consider any tribal treaty fishery concerns.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

Not applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable.

b. What views in the immediate vicinity would be altered or obstructed?

Not with this nonproject action.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not with this nonproject action.

11. Light and Glare

a. What kind of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation

a. What designated and informal recreation opportunities are in the immediate vicinity?

The Port of Bremerton operates a recreational marina in the current Harbor Area. The Turner Joy naval carrier occupies a portion of the current Harbor Area and is open to the public.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known. The DNR will contact the Suquamish Tribe on a government-to-government basis to consider any tribal concerns.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site? If so, generally describe.

None known.

c. Proposed measures to reduce or control impacts, if any:

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans if any.

The Bremerton Harbor Area is located on the easterly side of Washington Street and can be reached from street ends east of 2nd Street.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Adjacent to a Washington State Ferry terminal.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable.

g. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Through future phased SEPA review, installation of new floats and floating breakwater within an expanded Harbor Area will provide improved access to boaters currently traversing Sinclair Inlet.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Not applicable.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Review by: **Loren Stern**

Title: **Manager, Aquatic Resources Division**

Date: _____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project action)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This nonproject action will not result in any increase or greater rate of waste discharges or noise. Future marina development within the expanded harbor Area will address and mitigate such potential impacts through project-specific environmental review.

Proposed measures to avoid or reduce such increases are:

This nonproject action will provide additional Harbor Area to more efficiently configure development.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Subsequent proposals will be part of a phased SEPA or NEPA review and will analyze potential site-specific impacts. Shading from floats and vessels and related impacts associated with vessel use (water pollution, litter, noise) may decrease the suitability of aquatic habitats for plants, shellfish, fin fish, aquatic birds, and other animals, particularly species sensitive to environmental disturbance. The Department of Natural Resources will review any habitat enhancement measures, proposed to be placed on state-owned aquatic lands, in conjunction with future use authorization applications.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Department of Fish and Wildlife will limit the times of year for in-water construction to protect fish life.

3. How would the proposal be likely to deplete energy or natural resources?

No adverse impacts are anticipated as a part of this nonproject action.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designed (or eligible or under study) for governmental protection: such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Expanding the Harbor Area will enable the Port of Bremerton to configure future marina development to minimize shading and fish passage impacts in the nearshore area.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The nonproject action is consistent with zoning, comprehensive plans and shoreline designations for the area.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This nonproject action will ensure that long-term, safe navigational access is maintained for commercial and recreational vessel traffic by limiting the extent of waterward development.

Future marina development will likely increase recreational boating traffic in Sinclair Inlet and through Port Washington Narrows.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Does not apply to this nonproject action.

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BREMERTON
TRANSPORTATION
CENTER

HOTEL /
CONFERENCE
CENTER

2ND S
200 UNIT
RESIDENTIAL
CONDOMINIUM
DW

SHORELINE

INNER HARBOR LINE

PORT OF BREMERTON CONTROL LINE

EXISTING
MARINA

USS
TURNER
JOY

PROPOSED PORT OF BREMERTON CONTROL LINE

KITSAP TRANSIT
PASSENGER
FERRY

EXPANDED GUEST
AND PERMANENT
MOORAGE

FUTURE
PERMANENT
MOORAGE

OUTER HARBOR LINE

PROPOSED OUTER HARBOR LINE

BREAKWATER

NOTE:
ZONING CODE DEFINITIONS
DC: DOWNTOWN CORE
DW: DOWNTOWN WATERFRONT



0 50' 100' 150' 200' 300' 400'
SCALE: 1" = 200'

DIRECTIONS TO THE GATEWAY CENTER
2525 6TH STREET, BREMERTON WA
(Corner of 6th & Montgomery)

From Tacoma and Port Orchard

Take Highway 16 West through Gorst
Take the right fork along the water past the ships, heading to Bremerton
Continue past the shipyard toward City Center, on Charleston Blvd
Turn Right onto Burwell Street (at the light)
Get in the left lane for immediate left turn onto Montgomery Avenue
Just past the gas station turn right into Gateway Center

From Downtown Bremerton Ferry

After offloading ferry, from Washington Avenue, turn left at the signal light onto Burwell
Continue on Burwell, through 3 traffic lights (at Pacific Ave, Warren Ave, Naval Ave)
After passing through the Naval Avenue light get in right lane
At the next traffic light, Montgomery Avenue, turn right.
Just past the service station turn right into Gateway Center

From Poulsbo/Silverdale

Travel South on Highway 3
Take the Kitsap Way exit
Turn Left onto Kitsap Way
Travel approximately 2 miles; remain in the right lane to 6th and Callow
Continue straight 1/2 block at next signal, and turn right onto Montgomery Avenue
Turn left into Gateway Center

Meeting Facility

The Gateway Center conference room is Suite A located in the center portion of the building.